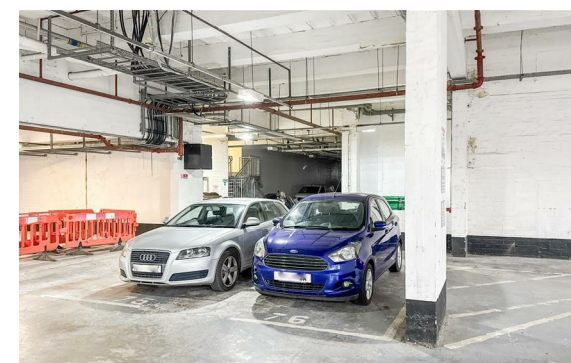




## Skypark Road, , Bristol, BS3 3NQ

- 7th Floor
- No Chain
- Ensuite shower room
- Superb location
- Secure Allocated Parking Space
- Balcony
- Immaculate condition
- Open Plan Kitchen/ Living space

**Offers In Excess Of £250,000**



# Skypark Road, , Bristol, BS3 3NQ

## DESCRIPTION

Hunters are pleased to offer for sale this immaculate two bedroom 7th floor apartment in the popular 'Airpoint' development situated just off West Street, Bedminster. Offered to the market with a secure allocated parking space the apartment is sure to prove ideal for those buyers just starting on their property journey or perhaps an investor looking for a property ready to let, its also got the huge benefit of being offered with no onward chain.

Internal accommodation comprises of a spacious open plan kitchen/ diner offered with balcony, the kitchen offers a range of units with contrasting worktops, further benefits include integral appliances to include a dishwasher & fridge/ freezer, there is also the benefit of a fixed island. There are two double bedrooms, both of which offering built in wardrobes with the master affording an ensuite shower room. Finishing off the accommodation is the three piece family bathroom there is also ample built in storage, to include two built in wardrobes and utility cupboard which houses the washing machine. There is also a secure allocated parking space.

Airpoint offers lift access to all floors, including the running track and BBQ area situated on the roof of the building. It sits just off West Street, an area know for is amenities to include takeaways, convenience store and gym. For those requiring access links there are numerous bus stops on West Street and Parson Street station sits just 300 yards away, whilst Temple Meads is 1.4 miles away.

### TENURE

Leasehold

### LEASE DETAILS

Balance of a 999 year lease from 2010

Ground Rent - £250.00 per annum

Maintenance Charge - £3,039.00 per annum

### COUNCIL TAX BAND

B

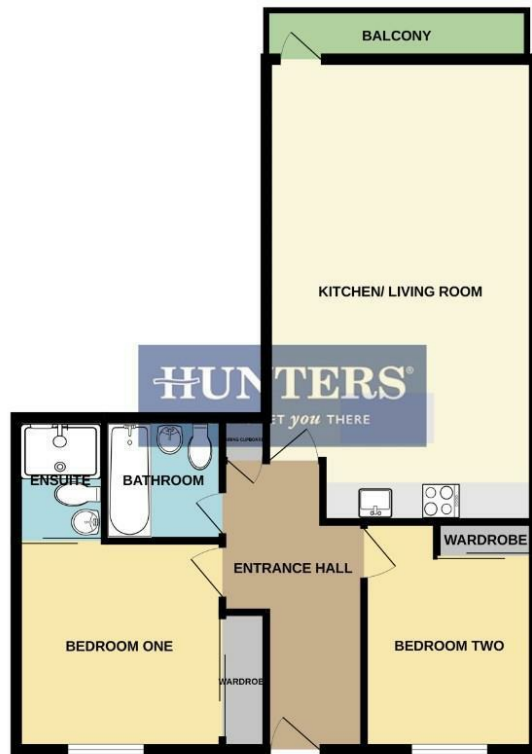
EPC BAND - D - Please see below link for full EPC;

<https://find-energy-certificate.service.gov.uk/energy-certificate/0060-2951-8010-2027-7385>





FLOOR SPACE  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 753sq.ft. (70.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6.2025

### Viewings

Please contact [bedminster@hunters.com](mailto:bedminster@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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